BILL GARRETT, Davidson County
Trans:T20170033677 DEEDQC
Recvd: 04/21/17 10:07 2 pgs
Fees:12.00 Taxes:0.00
20170421-0039209

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

Subscribed and sworn before me, this the 19th day of April, 2017.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Clearwater Properties, LLC
2550 Meridian Blvd., Suite 350
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
061-14-0-060.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DEEP RIVER DEVELOPMENT, LLC,** (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of our undivided right, title and interest to the hereinafter described property to **CLEARWATER PROPERTIES, LLC** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Being Lot No. 41 on the plan of Locust Grove Estates, of record in Book 1424, page 11, Register's Office for Davidson County, Tennessee, to which reference is Hereby made for a more complete and accurate description.

Being the same property conveyed to Deep River Development, LLC, by Warranty Deed from Andy Maloney, as Trustee for The 1063 Horseshoe Drive Trust, dated September 25, 2014, of record in Instrument No. 20141007-0092665, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1063 Horseshoe Drive, Nashville, TN 37216**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 19th day of April, 2017.

DEEP RIVER DEVELOPMENT, LLC

BY: JEREMY KELTON
ITS: MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **JEREMY KELTON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the **MANAGER** of **DEEP RIVER DEVELOPMENT, LLC**, the within named bargainor, and that he as such **MANAGER**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **DEEP RIVER DEVELOPMENT, LLC**, by **JEREMY KELTON** as such **MANAGER**.

Witness my hand and official seal at office, this 19th day of April, 2017.

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020